

Jackson County Residential Statistics as of August 31, 2024

JACKSON CO EXISTING HOMES - June 1, 2024 through August 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	107	72	23	26	\$555,000	\$530,000	\$574,500	3.5%	8.4%
Talent	18	15	7	9	\$392,500	\$387,500	\$405,000	3.2%	4.5%
Phoenix	13	13	18	15	\$398,750	\$370,900	\$408,500	2.4%	10.1%
Jacksonville	13	14	12	53	\$582,500	\$680,000	\$527,263	-9.5%	-22.5%
Medford (97501)	91	83	17	19	\$345,000	\$350,000	\$355,000	2.9%	1.4%
Medford (97504)	146	177	14	23	\$455,000	\$449,950	\$440,000	-3.3%	-2.2%
Central Point	52	55	14	27	\$386,000	\$405,000	\$390,000	1.0%	-3.7%
White City	23	19	8	26	\$340,000	\$310,000	\$335,000	-1.5%	8.1%
Eagle Point	36	32	11	16	\$425,000	\$375,950	\$523,750	23.2%	39.3%
Shady Cove	14	12	9	46	\$400,000	\$327,500	\$373,500	-6.6%	14.0%
Gold Hill & Rogue River	22	14	32	8	\$380,000	\$286,750	\$329,500	-13.3%	14.9%
TOTALS	540	511	15	22	\$425,000	\$401,500	\$415,000	-2.4%	3.4%

JACKSON CO NEW CONSTRUCTION - June 1, 2024 through August 31, 2024									
URBAN GROWTH BOUNDARY	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Ashland	5	2	115	N/A	\$439,900	\$687,021	N/A	N/A	N/A
Talent	7	5	159	516	\$390,000	\$409,900	\$390,000	0.0%	-4.9%
Phoenix	9	4	52	126	N/A	\$315,000	\$359,750	N/A	14.2%
Jacksonville	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medford (97501)	7	7	32	46	\$392,950	\$380,000	\$404,995	3.1%	6.6%
Medford (97504)	30	41	40	58	\$539,900	\$486,745	\$509,995	-5.5%	4.8%
Central Point	0	4	N/A	54	\$507,248	N/A	\$449,450	-11.4%	N/A
White City	5	8	69	44	\$312,400	\$350,000	\$335,000	7.2%	-4.3%
Eagle Point	5	3	123	60	\$565,000	\$425,000	N/A	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	68	78	66	91	\$477,856	\$414,945	\$475,000	-0.6%	14.5%

JACKSON CO RURAL HOMES - June 1, 2024 through August 31, 2024									
ACREAGE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Under 5 Acres	87	67	27	36	\$575,000	\$595,000	\$555,000	-3.5%	-6.7%
5 - 10 Acres	29	43	34	54	\$663,300	\$723,500	\$607,000	-8.5%	-16.1%
Over 10 Acres	35	29	31	69	\$775,000	\$700,000	\$850,000	9.7%	21.4%
TOTALS	151	139	29	44	\$630,000	\$630,000	\$639,000	1.4%	1.4%

JACKSON CO IN PARK MOBILE HOMES - June 1, 2024 through August 31, 2024									
STYLE	ACTIVITY		CUMULATIVE DOM		PRICING				
	Jun 1 - Aug 31		Jun 1 - Aug 31		Jun 1 - Aug 31				
	Sold 2023	Sold 2024	Median 2023	Median 2024	Median 2022	Median 2023	Median 2024	2-year Change	1-year Change
Single Wide	20	17	50	42	\$63,500	\$70,500	\$62,500	-1.6%	-11.3%
Double Wide	39	52	43	54	\$130,000	\$120,000	\$130,500	0.4%	8.7%
TOTALS	59	69	44	50	\$120,500	\$105,000	\$110,000	-8.7%	4.8%

RESIDENTIAL INVENTORY			
COMMUNITY	Active 08/31/23	Active 08/31/24	Change
Ashland	96	99	3.1%
Talent	18	22	22.2%
Phoenix	9	13	44.4%
Jacksonville	16	25	56.3%
Medford (97501)	65	62	-4.6%
Medford (97504)	126	177	40.5%
Central Point	27	55	103.7%
White City	25	22	-12.0%
Eagle Point	34	46	35.3%
Shady Cove	21	30	42.9%
Gold Hill & Rogue River	15	8	-46.7%
Rural	237	276	16.5%
TOTALS	689	835	21.2%

Existing and New Construction statistics include Single Family Residential, Townhomes, and Condominiums within Urban Growth Boundaries. In Park Mobile Homes are considered personal property and do not include land.

Median prices reflect broad market trends and are not a measure of value for individual properties.

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